

Planning & Zoning

*County Planner &
Zoning Administrator*
Catherine Kahl

ckahl@cumberlandcounty.virginia.gov

Assistant Zoning Administrator
Sandra Everson-Jones
severson-jones@
cumberlandcounty.virginia.gov

*Code Enforcement &
Biosolids Monitor*
Sheario Harris
sharris@cumberlandcounty.virginia.gov

P.O. Box 110
Cumberland, Virginia 23040
(804) 492-3520 Phone
(804) 492-3697 Fax

County Administrator
Judy Ownby

Assistant Administrator
Sherry Swinson

Assistant Administrator
Jill Matthews

**MINUTES OF THE
CUMBERLAND COUNTY PLANNING COMMISSION
Regular Monthly Meeting and Public Hearing
Cumberland County Old Clerks' Office
Cumberland, Virginia
March 20, 2006, 7:00 P.M.**

Present: Patrick Smook, District 1
Keith Oulie, District 2
Bill Burger, Vice-Chair, District 3
David Brown, District 4
Roland Gilliam, District 5
Irene Speas, At-Large
Parker Wheeler, Chairman, At-Large
Bill Osl, Board of Supervisors Liaison

Also Present: Catherine Kahl, Clerk of the Commission, Planner and Zoning Administrator
Elbert Womack, Board of Supervisors
Sandra Everson-Jones, Assistant Zoning Administrator

Press: Bill Smith

The meeting was called to order, the roll called, and a quorum established.

The minutes of February 27, and March 6 were reviewed. After minor corrections were noted, a motion to accept was made by Commissioner Gilliam, seconded by Commissioner Speas, and unanimously approved.

The Public Hearing was opened, and there being no one signed up to speak, was closed.

The issue of allowing more than one dwelling per parcel was introduced and explained by Ms. Kahl. She stated that the number of additional dwellings would be based on the number of acres, with a cap on the number. This has become an issue in the county with land owners who wish to take care of elderly parents in a separate residence, who want separate living quarters for adult children who move back home, or who simply want to build a guest house for use by visitors and friends.

Commissioner Smook stated the problem is in controlling what happens to the dwelling in the future. This change would eventually create rentals everywhere. Commissioner Speas agreed it would become an enforcement nightmare. Chairman Wheeler agreed that the concept is ideal, but could open a can of worms. Commissioner Oulie stated that we can't control what may happen in the future.

Commissioner Smook stated that it is not anyone's business about who is living where on private property. He stated we are assuming too much control in stating that only one dwelling is allowed per parcel. Commissioner Oulie added that he had concerns about unregulated subdivision with any changes in current policy. Many Commissioners were concerned about unregulated renting of property in changing current ordinances.

Mr. Osl stated that if anyone wanted a separate dwelling, they must subdivide. Commissioner Smook stated that the cost of subdivision involved the cost of a surveyor, and was outside the finances of many in our county. Commissioner Oulie stated his concern for the impact too many dwellings on a property would have on roads and traffic. Commissioner Gilliam stated that the problem of elderly parents and children moving back home will grow and we must address it.

Commissioner Burger suggested that an ordinance could state that the acreage would have to be sub-divisible in the future. Ms. Kahl stated that we have 2 choices in answering the question of allowing a second dwelling ordinance: subdivision or CUP. Commissioner Speas stated she leaned toward the use of a Conditional Use permit to address this on a case-by-case basis, and we could require each dwelling to have its own well and septic system. Chairman Wheeler agreed that this would essentially do everything but subdivide. Commissioner Speas also stated that in the future, the current farm ordinance (Section 42-41) could possibly be changed to read a "permanent dwelling" rather than a "manufactured home."

No decision was made, and the item was tabled for further discussion at a later date.

Under Old Business, Todd Fortune presented the revised citizen surveys. There was agreement that everyone liked the new surveys better than the previous ones. However, after discussion, more revisions were made, and the decision to do a test run and bring results to the April 17th monthly meeting was made.

The PDR Ordinance was discussed and, in response to a question by Chairman Wheeler as to how important the PDR is for Planning Commission review and what should be done about it, Mr. Osl stated that an Agricultural Advisory Board was being discussed for set up in April. He also said that Governor Kane supports the Family Farms section of the Agricultural Bill and in keeping Virginia rural. There is also heavy Farm Bureau lobbying for this bill. He suggested that they did not have to reinvent the wheel, the PDR review will fit in nicely with the Agricultural Review Board and its work, and it would then come back to the Planning Commission for their review. The ordinance needs to be in place for funding to happen, when it is approved by the state, and if the ARB is not in place within 60 days, the Planning Commission would need to address the PDR again.

Commissioner's Comments:

Commissioner Burger asked about an update on the Plank Road Development. Ms. Kahl stated that she had met with the developers and revisions to the original submission, along the lines discussed at the last meeting, were to be presented at the next regular monthly PC meeting (April 17th). Commissioner Burger also stated that he had heard a non-profit group is being approached to move in as a mainstay for the development project, and as a lure for more business

projects as anchors for the development. There was also discussion about whether or not Farmville would ask to annex the current Business Park. It was agreed this was not likely to happen, but if it did, Cumberland has recourse in dealing with it.

An April 10th Workshop on Land Use was discussed, and it was agreed to meet at that time. Commissioner Burger made a motion to adjourn, which was seconded by Commissioner Oulie, and unanimously approved. The meeting was adjourned until the April 10th Workshop on Land Use.

Attested:

Parker Wheeler, Planning Commission Chair

Date

Catherine Kahl, Clerk of the Commission

Date